

Chairperson John R. Clark
Vice-Chairperson Michael Parks
Parliamentarian Don Maxwell



Commissioners
Michael Beckendorf
John Bond
Helen Chavarria
Ralph Davila
Robert Horton
G.H. Jones

MINUTES

**BRYAN PLANNING AND ZONING COMMISSION
REGULAR MEETING
THURSDAY, APRIL 3, 2008
AT 6:00 P.M.
COUNCIL CHAMBERS, BRYAN MUNICIPAL BUILDING
300 SOUTH TEXAS AVENUE, BRYAN, TEXAS**

Disclaimer: *The meeting minutes herein are a summarization of meeting proceedings, not a verbatim transcription.*

1. CALL TO ORDER

Chairperson Clark called the regular meeting to order at 6:02 p.m.

Commissioners	Present	2008 Regular Meetings Held	2008 Regular Meetings Attended	Regular Meetings Held During Last 6 Months	Regular Meetings Attended During Last 6 Months
Michael Beckendorf	Yes	7	5	11	8
Johnny Bond	Yes	7	7	11	11
Helen Chavarria*	Yes	7	6	11	6
John R. Clark	Yes	7	7	11	11
Ralph Davila	Yes	7	7	11	11
Robert Horton	Yes	7	5	11	9
G.H. Jones	Yes	7	7	11	10
Don Maxwell	Yes	7	5	11	9
Michael Parks	No	7	5	11	9

*appointed in January 2008

2. HEAR CITIZENS

No citizens came forward.

3. RECOGNITION OF AFFIDAVITS FILED IN RESPONSE TO STATE LAW ON DISCLOSURE OF LOCAL OFFICIAL'S CONFLICT OF INTEREST

No affidavits were filed.

4. CONSENT AGENDA

A. Master Plan MP08-01: Northridge Subdivision

M. Zimmermann

Proposed Master Plan of Northridge Subdivision, being 109.7 acres of land out of S.F. Austin League No. 9, A-62, Hezekiah Jones Survey, A-145 and James McMillen Survey A-176 and adjoining the west side of F.M. 2818 (North Harvey Mitchell Parkway) south from its intersection with Sandy Point Road in northwestern Bryan, Brazos County, Texas.

B. Final Plat FP08-02: Brazos Valley Welding Subdivision

R. Haynes

Proposed Final Plat of Brazos Valley Welding Subdivision, being 6.767 acres of land out of S.F. Austin League No. 9, A-62 and adjoining the east side of F.M. 2818 (North Harvey Mitchell Parkway) south of its intersection with State Highway 21 West in Bryan, Brazos County Texas.

C. Final Plat FP08-07: The Cabana of Bryan Subdivision

R. Haynes

Proposed Final Plat of The Cabana of Bryan Subdivision, being 25.713 acres of land out of J.E. Scott League, A-50 and located at the north corner of Wellborn and Old College Roads in Bryan, Brazos County, Texas.

D. Final Plat FP08-08: Lara Place Subdivision

M. Zimmermann

Proposed Final Plat of Lara Place Subdivision, being 1.56 acres of land out of S.F. Austin Survey No. 9 and located approximately 760 feet north of the intersection of Beck and Suncrest Streets in Bryan, Brazos County, Texas.

Commissioner Maxwell moved to approve the Consent Agenda under the condition that item 4(a) be placed on the regular agenda. Commissioner Jones seconded the motion. The motion passed with a unanimous vote.

Chairperson Clark asked if there was any discussion for item 4(a).

Commissioner Maxwell commented that he removed item 4(a) from the Consent Agenda because it is subject to City Council's approval of other pending requests related to this property.

Commissioner Maxwell moved to approve the proposed Master Plan of Northridge Subdivision (case no. MP 08-01), subject to City Council's approval of annexation request case no. ANNEX 07-05, Rezoning case no. RZ08-05 and Rezoning case no. RZ08-06. Commissioner Jones seconded the motion.

Chairperson Clark asked if there was any discussion.

Responding to a question from Commissioner Davila, Senior Planner Martin Zimmermann stated that if City Council does not approve the related cases mentioned in the motion, then the master plan would not be approved.

The motion passed with a unanimous vote.

5. Planning Variance PV08-06: David Rivera

R. Haynes

A 50-foot variance request from the minimum 150-foot separation distance required for “adjacent left” commercial driveways on local streets, to allow a new driveway proposed to be separated only 100 feet from West William Joel Bryan Parkway (F.M 158), and a 25-foot variance from the minimum 150-foot separation distance required for “opposite right” commercial driveways on local streets, to allow the same new driveway proposed to be separated only 125 feet from West 26th Street on property at 1305 W. William Joel Bryan, occupying Lot 1R in Block 1 of McCulloch’s Addition #1 in Bryan, Brazos County, Texas.

Mr. Randy Haynes, Staff Planner, presented a staff report (on file in the Development Services Department). Mr. Haynes stated that the applicant is requesting variances from driveway separation standards to allow a new driveway access on Tatum Street. If approved, the new driveway would be separated 100 feet from William Joel Bryan Parkway. Staff recommends approving this request based on the following findings:

- Without approval of the requested variances, human safety may be placed at risk. This would deprive the owner of reasonable use of the property.
- While a new driveway onto Tatum Street would be a secondary access, it would be a key safety enhancement that is necessary for access to the site. Denial of the variances would contribute to the existing unsafe conditions and thereby deprive the owner of substantial rights to his property.
- Granting the variances will enhance and preserve public health, safety and welfare. Staff finds that negative effects will be mitigated by the improved safe circulation of traffic on and off the site.

The public hearing was opened.

Mr. Raymond Metcalf, 1391 Seamist Lane, College Station, Texas, representing the applicant, came forward to answer Commissioners questions. Responding to a question from Commissioner Davila, Mr. Metcalf stated that there is an existing culvert and the variances would allow for an extension of that culvert.

The public hearing was closed.

Commissioner Chavarria moved to approve Planning Variance PV08-06, as requested, accepting the findings of staff. Commissioner Beckendorf seconded the motion.

Chairperson Clark asked if there was any discussion.

Chairperson Clark commented that this is an excellent project which will improve the safety and land use of the property.

The motion passed with a unanimous vote.

6. ADJOURN

Without objection, Chairperson Clark adjourned the regular meeting at 6:20 p.m.

These minutes were reviewed and approved by the City of Bryan Planning & Zoning Commission on this the 17th day of **April, 2008**.

John R. Clark, Chairperson
Planning and Zoning Commission
City of Bryan, Texas

Lindsey Guindi, Planning Manager and
Secretary to the Planning and Zoning
Commission